

CITY OF KIRKLAND  
NOTICE OF SEPA DETERMINATION  
AND CONCURRENCY REVIEW

The City of Kirkland has issued a Mitigated Determination of Nonsignificance in accordance with the State Environmental Policy Act (SEPA) for the following project:

Permit No.: SEP13-00959, Applicant: Rick Chesmore, Location: 112 Lake St. S., #205

Description: SEPA review for new Lake Street Place mixed-use project.

Staff Contact: Jon Regala, jregala@kirklandwa.gov, 425.587.3255

Comment & Appeal Deadline: 3/28/14

All mitigations below are required if project is not phased - Mitigation Measures (Abbreviated):

**GENERAL:**

1) Provide off-site parking location until parking garage is available. 2) Restaurant exhaust fans shall be located near the center of the roof. 3) A new SEPA application and noise study will be required for any rooftop dining use. 4) All signs must meet Kirkland standards.

**PHASE I:**

1) Install a speed hump in the alley east of the proposed garage. 2) On the west side of Main St., south of Kirkland Ave., paint the curb yellow and sign the 2 on-street parking spaces as a loading area. 3) Paint a pedestrian crossing on the north leg of the Main St. cul-de-sac. 4) Install mirror or other pedestrian warning system for vehicles exiting the alley onto Lake St. S. 5) Paint a stop bar in the alley at the approach to Lake St. S. 6) Paint the rolled-curb red along the alley. 7) Install "No Stopping" signs and "No Loading or Unloading" signs on both sides of the alley. 8) Convert the alley to one-way westbound between The 101 garage entry driveway and Lake St. S. 9) Widen the alley from the project driveway to Main St. 10) Install "Do Not Enter" sign and "One-Way" sign near the alley intersection along Lake St. S. 11) Work with the City to enforce loading areas. 12) Install crosswalk bars on south leg of Kirkland Ave./Main St. intersection. 13) Install stop bar for the northbound approach at Kirkland Ave./Main St. intersection. 14) Install a centerline strip on Main St. from Kirkland Ave. S. to the proposed crosswalk north of the alley. 15) Install a stop bar and stop sign at the east end of the alley. 16) Eliminate the first parking stall on the east side of Lake St. S. south of the alley. 17) Provide a new mid-block parking stall north of the existing crosswalk.

**PHASE II:**

1) Air pollution units required for new restaurant fans that exhaust to the alley. 2) Implement the TMP. 3) Delivery trucks shall be limited to an SU-30 truck size or smaller. 4) Trucks shall have their engines turned off when parked. 5) Locate parking gate a minimum of 41 feet from the alley.

**ADDITIONAL VOLUNTARY MITIGATIONS (Proposed by the applicant):**

1) Work with Merrill Gardens in regards to passenger load/unload signage. 2) Coordinate with owners/property managers a loading/unloading plan. 3) Coordinate with owners/property managers and the Kirkland Fire Dept. ideal parking locations. 4) Coordinate with Waste Management pickup times.